

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 Luscombe Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$930,000

&

\$1,020,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Brunswick

Period - From

01/04/2020

to

30/06/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	213 Richardson St PRINCES HILL 3054	\$1,026,000	21/03/2020
2	20 Paterson St PRINCES HILL 3054	\$1,000,000	30/05/2020
3	1a Loyola Av BRUNSWICK 3056	\$962,500	15/08/2020

OR

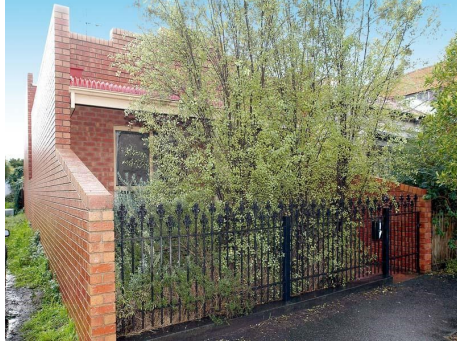
- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/09/2020 14:44

53 Luscombe Street, Brunswick Vic 3056

Lisa Roberts
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2 1 0

Property Type: House (Res)
Land Size: 162 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median House Price
June quarter 2020: \$1,100,000

Comparable Properties

213 Richardson St PRINCES HILL 3054 (VG) **Agent Comments**

2 - -

Price: \$1,026,000
Method: Sale
Date: 21/03/2020
Property Type: House - Attached House N.E.C.
Land Size: 90 sqm approx



20 Paterson St PRINCES HILL 3054 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,000,000
Method: Auction Sale
Date: 30/05/2020
Property Type: House (Res)
Land Size: 103 sqm approx



1a Loyola Av BRUNSWICK 3056 (REI) **Agent Comments**

2 1 1

Price: \$962,500
Method: Sold Before Auction
Date: 15/08/2020
Property Type: House

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.